

MINUTES OF THE POTTSTOWN METROPOLITAN
REGIONAL PLANNING COMMITTEE
MEETING OF FEBRUARY 28, 2007
(Approved March 28, 2007)

The Pottstown Metropolitan Regional Planning Committee held their monthly meeting on February 28, 2007. Attending the meeting were Connie Megay and Tim Roland, East Coventry Township; Ralph Fluharty and Kurt Zebrowski, New Hanover Township; John Gambino, West Pottsgrove Township; Tom Troutman, Lower Pottsgrove Township; Andy Paravis, North Coventry Township; Elwood Taylor, Upper Pottsgrove, Greg Lignelli and Cindy Pratt, Douglass Township; and, Dan Weand and Dan Schadler, Pottstown Borough.

Tolson DeSa – Montgomery County Planning Commission
John Cover – Montgomery County Planning Commission

Bonnie L. Frisco – Recording Secretary

1. Welcome and Meeting Called to order.

Mr. Paravis called the meeting to order at 7:04 p.m.

2. Roll Call

Mr. Paravis did a roll call.

3. Review of December and January Minutes

Mrs. Megay moved to approve the minutes of December 7, 2006 meeting as amended. Mr. Troutman seconded the motion. The motion carried unanimously. Amendment is under subheading, *Clear Channel Off-Premises Billboard Advertising Update*, in the first sentence change 'Clean' to 'Clear'.

Mrs. Megay moved to approve the minutes of January 24, 2007 as presented. Mr. Troutman seconded the motion. The motion carried unanimously.

4. Treasure's Report

Treasurer's report was not available.

5. Multi-Regional Planning Commission Chairmen and Vice-Chairmen Meeting

Mr. Paravis noted the Multi-Regional Planning Commission met a couple months ago. Mr. Paravis distributed the mission statement for review and vote at the next regional meeting.

6. Update – Clear Channel Off-Premises Billboard Advertising

It was noted that the Zoning Hearing Board had not granted relief for the above zoning hearing application.

7. Old Business

Upland Square – West Pottsgrove

Several representatives of Sapphire Development were present to discuss the Upland Square project. A slide show presentation was provided. Key issues were discussed included, but not limited to:

- Building intensity
- Main site access
- Gas canopy
- Parking
- Internal vehicular access
- Stream/wetland impacts

Changes to plan included, but not limited to:

- Square footage reduced to 685,000
- Shorter strip length/building closer together
- 1,000 feet from Route 100
- Right in/out 300' from Route 100
- Connection to Sell Road
- Addition of landscaped boulevards
- Less stalls than original plan
- Shorter field depth
- Field broken by pedestrian link
- More pedestrian friendly
- Developed streetscape

Mr. Paravis noted concerns of the walking areas being too close the loading areas and issues with existing vegetation (forest to the right closest to Route 100). It was noted that trees are the best absorbers of water and flooding problems already exist with the Manatawny.

The developers noted that McMahon Associates is analyzing traffic issues and different options may be provided. Mr. Paravis noted concerns of traffic issues and delays on Route 100 and mentioned the possibility of a roundabout. Mr. Paravis inquired about the buffering in regards to the homes on Upland Street and the developers noted dense buffering is proposed.

Mr. Taylor stated that Upper Pottsgrove does not feel that their traffic concerns are being addressed and traffic deficiencies exist. Further meetings and investigation will be needed for Upper Pottsgrove's traffic concerns. Mr. Fluharty asked for a hard copy of the plan and Mr. Desa noted he would provide such.

Mr. Cover mentioned the possibility of integrating public transit with a potential bus stop by one of the gazebos.

Regional Recreation Discussion

The Wellness Foundation offered to provide monies for aid from individuals from Penn State and advise if interviews are appropriate.

8. New Business

East Coventry Township – Painter Tract

There was a discussion regarding the proposed Painter Tract project in East Coventry Township on Ellis Woods Road. Regional traffic issues of significant impact were noted. Mr. Paravis noted that if townships want to leave a certain amount of 'good' open space they may want to

consider reviewing current ordinances. Mr. Paravis noted potential traffic concerns on Route 724 and stated there are no current traffic improvements. Mr. Cover mentioned potential TDR's.

9. Other – Regional Commerce Future Land Use Category Text Amendment

There was a discussion regarding a proposed text amendment that would permit residential dwellings within the “Regional Commerce” Future Land Use Category at a rate of up to 4 units per acre as a permitted use, with 4 to 8 units per acre permitted only with a Specific or Master Plan.

Mr. Roland noted concerns of density and Mr. Fluharty stated it could be an option to avoid commercial development.

It was recommended that Mr. Cover craft the text amendment.

10. Municipal Updates

Mr. Lignelli noted the Bonanza 12-acres sold. Mr. Lignelli also noted the Route 100 master plan is in place.

Mr. Roland stated that East Coventry Township is re-doing their zoning map.

Mr. Troutman of Lower Pottsgrove noted two sketch plans came in for 10-15 units.

Mr. Paravis noted that North Coventry Township voted on text amendments and zoning map amendments and also noted an application was submitted for a proposed 235-unit hotel which may be affected by the changed zoning.

Mr. Weand noted a facelift is in the process for Memorial Park.

Mr. Gambino noted a mixed-use office warehouse at the old William Penn Trucking site.

11. Public Comments

There was no public comment.

12. Adjournment

Mr. Weand moved to adjourn at 9:02 p.m. Mr. Paravis seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Recording Secretary